



Book 2022 Page 2213

Document 2022 2213 Type 03 001 Pages 2  
Date 7/21/2022 Time 2:25:33PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$239.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED JOINT TENANCY**  
**Recorder's Cover Sheet**

**Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

**Taxpayer Information:** Kim A. Harbaugh and Karen S. Harbaugh, 1234 Candle Rd., Manchester, IA 52057

**X Return Document To:** Kim A. Harbaugh and Karen S. Harbaugh, 1234 Candle Rd, Manchester, Iowa 52057

**Grantors:** Blair B. Beatty and Dorothy Ann Beatty

**Grantees:** Kim A. Harbaugh and Karen S. Harbaugh

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Blair B. Beatty and Dorothy Ann Beatty, husband and wife, do hereby Convey to Kim A. Harbaugh and Karen S. Harbaugh, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The North thirty-seven (37) feet of Lot Seven (7), and the South thirty-six (36) feet of Lot Eight (8) of Block Two (2) of Gales Subdivision to Manchester; Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 93

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

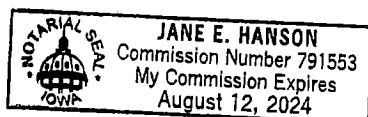
Dated: July 21, 2022.

Blair B. Beatty  
Blair B. Beatty, Grantor

Dorothy Ann Beatty  
Dorothy Ann Beatty, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 21, 2022 by  
Blair B. Beatty and Dorothy Ann Beatty, husband and wife.



Jane E. Hanson  
Signature of Notary Public